149.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,200 / 910,200
					USE VALUE:	910,200 / 910,200
					ASSESSED:	910,200 / 910,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
307		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG JOSHUA A.S. II &	
Owner 2:	YOUNG CHRISTIE G	
Owner 3:		
Street 1:	307 GRAY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,210 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 2331 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

Marian B

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5210.000	448,400	800	461,000	910,200
Total Card	0.120	448,400	800	461,000	910,200
Total Parcel	0.120	448,400	800	461,000	910,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.45 | /Parcel: 390.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	448,500	800	5,210.	461,000	910,300	910,300	Year End Roll	12/18/2019
2019	101	FV	336,500	800	5,210.	432,200	769,500	769,500	Year End Roll	1/3/2019
2018	101	FV	336,500	800	5,210.	357,300	694,600	694,600	Year End Roll	12/20/2017
2017	101	FV	336,500	800	5,210.	328,500	665,800	665,800	Year End Roll	1/3/2017
2016	101	FV	336,500	800	5,210.	299,700	637,000	637,000	Year End	1/4/2016
2015	101	FV	318,100	800	5,210.	293,900	612,800	612,800	Year End Roll	12/11/2014
2014	101	FV	318,100	800	5,210.	273,200	592,100	592,100	Year End Roll	12/16/2013
2013	101	FV	318,100	800	5,210.	259,900	578,800	578,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG JOSHUA II	1276-52		7/18/2012	Convenience	210,000	No	No		re-recorded deed 44941-543 in land court
YOUNG JOSHUA II	1276-52		7/18/2012	Convenience	1	No	No		re-recorded deed 44941-541 in land court
YOUNG JOSHUA II	1276-52		7/18/2012	Convenience	1	No	No		Re-recorded deed 44941-539 in land court
ULLMAN MARIAN B	44941-543		4/5/2005	Family	210,000	No	No		Marian Ullman sold her 40% interest
YOUNG JOSHUA A.	44941-541		4/5/2005	Convenience	1	No	No		Joshua A.S. & Marian Hollis Young sold 15% to
YOUNG JOSHUA A.	44941-539		4/5/2005	Convenience	1	No	No		Joshua A.S. & Marian Hollis Young sold 15% to
TRUESDALE KEITH	1276-52		10/14/2003		622,000	No	No		
TRUESDALE KEITH	1253-68		6/10/2002	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2018	1789	Re-Roof	15,800	C				
9/3/2009	808	Renovate	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2008	Meas/Inspect	345	PATRIOT
3/15/2004	MLS	HC	Helen Chinal
12/16/1999	Inspected	264	PATRIOT
11/24/1999	Measured	263	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5210		Sq. Ft.	Site		0	80.	1.11	9									461,039						461,000	

Total AC/HA: 0.11961 | Total SF/SM: 5210 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 461,039 | Spl Credit | Total: 461,000

PRINT

Date	Time
12/11/20	01:46:48

LAST REV

Date	Time
03/20/19	11:14:06

danam

User Acct / GIS Ref / GIS Ref / Insp Date

98021

11/04/08

!11636!

PAT ACCT. 11636

USER DEFINED

Prior Id # 1:	98021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21059799
Const Adj.:	0.97563571
Adj $ / SQ:	153.543
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502723
Depreciation:	54294
Depreciated Total:	448429

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

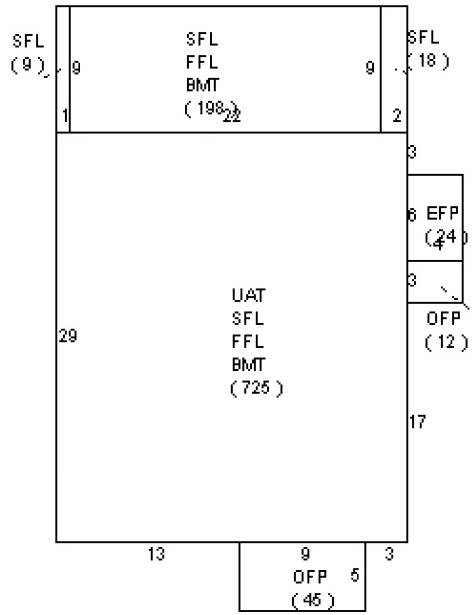
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.90
Special Features:	0	Val/Su Net:	146.63
Final Total:	448400	Val/Su SzAd	239.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	950	153.540	145,866
BMT	Basement	923	55.050	50,807
FFL	First Floor	923	153.540	141,721
UAT	Upper Attic	181	107.480	19,481
OFP	Open Porch	57	42.930	2,447
EFP	Enclos Porch	24	70.830	1,700

Net Sketched Area:	3,058			Total:	362,022
Size Ad	1873	Gross Are	3602	FinArea	2331

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	334	A	AV	1980	3.37	T	31.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800